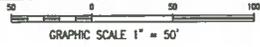


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2014-0013.0A(VAC)**P.C. DATE:** April 26, 2016**SUBDIVISION NAME:** Kuykendall Heights(Subdivision vacation of the Resubdivision of Lot 7A, Block C,  
Cannizzo Subdivision Section 2)**AREA:** 0.685 acres**LOTS:** 2**APPLICANT:** Thomas Moorman Jr. &  
Lauren Moorman**AGENT:** McClendon & Associates  
(Carl McClendon)**ADDRESS OF SUBDIVISION:** 1912 Paramount Ave**GRIDS:** G21**COUNTY:** Travis**WATERSHED:** Lady Bird Lake**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**LAND USE:** Residential**NEIGHBORHOOD PLAN:** Zilker (Suspended)**DEPARTMENT COMMENTS:** The request is for the approval of the Kuykendall Heights subdivision vacation. The applicant proposes to vacate the Resubdivision of Lot 7A, Block C, Cannizzo Subdivision Section 2 composed of 2 lots on 0.685 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the subdivision vacation, the vacation of the subdivision meets applicable State and City of Austin Land Development Code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov

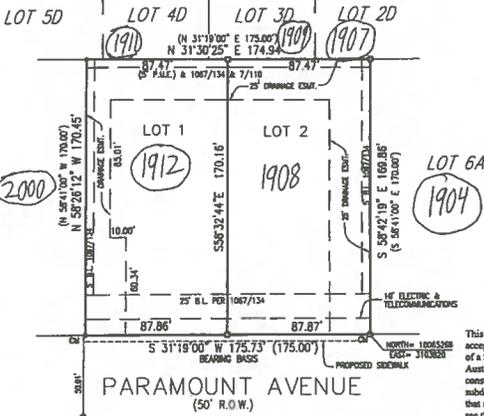


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CANNIZZO SUBDIVISION, SECTION 3, BOOK 19, PAGE 64

LOT 18, RESUBDIVISION OF PORTIONS OF BLOCKS B & C, CANNIZZO SUBDIVISION, SECTION 2, BOOK 8, PAGE 58



LEGEND table with symbols for 1/2" BORN PIPE FOUND, 1/2" REBAR FOUND, 1/2" COPPED REBAR SET, etc.



AREA TABULATION table with columns for LOT 1 (0.343 AC), LOT 2 (0.342 AC), and ORIGINAL LOT 7A (0.685 AC).

This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated Feb 2, 2015 the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision.

- GENERAL NOTES: 1. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION... 2. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM... 3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA...

STATE OF TEXAS COUNTY OF TRAVIS

STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS:

That I, Lynn Currie, Maggie Group, LLC, owner of Lot 7A Block C, Resubdivision of Lots 6 & 7 BLOCK C, CANNIZZO SUBDIVISION, Section 2, A Subdivision of record in Volume 10, Page 6, of the Plat Records of Travis County, Texas; having been conveyed to Maggie Group, LLC by deed of record in Document No. 2013138150 of the Official Public Records of Travis County, Texas said property having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014 of the Texas Local Government Code, do hereby resubdivide said lots in accordance with the Plat shown hereon, to be known as KUYKENDALL HEIGHTS,

I DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF JANUARY 2015 A.D. AT 9:21 O'CLOCK A.M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 201500035 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

A RESUBDIVISION OF LOT 7A, BLOCK C, OF CANNIZZO SUBDIVISION, SEC. 2 and do hereby dedicate to the public use of the streets and easements as shown thereon. Subject to any easements and restrictions heretofore granted and not released. Pursuant to Chapter 212 of the Texas Local Government Code and title 25 of the Austin City code.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 10 DAY OF FEBRUARY, 2015 A.D. DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

Witness my hand this 17th day of December, 2014.

By Michael P. Gonzalez DEPUTY Michael P. Gonzalez

LYNN CURRIE MAGGIE GROUP, LLC 1107 S. 8TH STREET AUSTIN, TEXAS 78747

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 13th DAY OF JANUARY 2015.

NOTARY'S CERTIFICATE

Before me, the undersigned authority, on this day personally appeared Robert G. May, known to be the person or agent whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND REVIEW, DEPARTMENT OF CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 13th DAY OF JANUARY 2015, A.D.

Notary Kay P. Summerville My Commission Expires April 28, 2018

GREG GUERNSEY, DIRECTOR PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

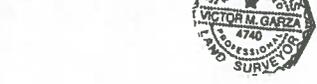
SURVEYOR'S CERTIFICATE

I, VICTOR M. GARZA am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Chapter 25 of the Land Development Code of the City of Austin, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 13th DAY OF JANUARY 2015.

VICTOR M. GARZA Registered Professional Land Surveyor No. 4740 1404 West North Loop Blvd Austin, Texas 78756 Phone (512) 458-8969 Fax (512) 458-9845

CHAIRPERSON DANIELA CHIMENTI SECRETARY JEAN STEVENS



ENGINEER'S CERTIFICATE

I, James C. Alvis, P.E. am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of the Subdivision Ordinance 25.3A and is true and correct to the best of my knowledge. This tract is not within the 100-yr flood plain limits per FEMA Flood Insurance Rate Map 4845200445H, dated September 26, 2008.

James C. Alvis Date: 12/17/2014 James C. Alvis, P.E. 10701 Scioto Court Austin, Texas 78747 Texas PE Firm No. F-11284

CASE # C8-2014-0013.0A

REVISED: 12/9/14 BC SUBMITAL DATE: DATE: 01/21/2014

KUYKENDALL HEIGHTS, A RESUBDIVISION OF LOT 7A, BLOCK C, CANNIZZO SUBDIVISION, SECTION 2 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

Logo for B & G SURVEYING, LLC with contact information and a table for DATE, SHEET, and other details.

Handwritten notes: GL-3/3/15 GC-JM-12/3/2015